

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$22,214,704**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	10		
% of Funds Committed	97.65 %	96.12 %	6	97.21 %	53	49	
% of Funds Disbursed	95.97 %	90.31 %	2	90.53 %	78	77	
Leveraging Ratio for Rental Activities	0.55	3.47	9	4.97	7	9	
% of Completed Rental Disbursements to All Rental Commitments***	93.71 %	90.79 %	7	85.01 %	43	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.08 %	68.02 %	5	73.71 %	49	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	68.76 %	73.30 %	8	81.48 %	13	16	
% of 0-30% AMI Renters to All Renters***	47.93 %	31.20 %	3	45.54 %	55	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	78.35 %	95.57 %	9	96.14 %	4	5	
Overall Ranking:			In State:	6 / 10	Nationally:	19	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,690	\$14,015		\$28,248	605 Units	31.20 %	
Homebuyer Unit	\$5,788	\$16,948		\$15,487	1,210 Units	62.40 %	
Homeowner-Rehab Unit	\$24,757	\$28,473		\$0	124 Units	6.40 %	
TBRA Unit	\$0	\$1,338		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$17,550	\$79,490	\$24,627
State:*	\$53,528	\$71,131	\$29,610
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	35.3	30.0	25.0	0.0	Single/Non-Elderly:	43.0	30.5	18.5	0.0
Black/African American:	62.8	66.2	74.2	0.0	Elderly:	34.5	0.9	43.5	0.0
Asian:	0.4	0.1	0.0	0.0	Related/Single Parent:	14.6	47.3	8.9	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	2.3	14.1	21.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	5.2	7.0	8.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.8	0.0					
Asian/Pacific Islander:	0.2	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	1.0	2.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	64.7	30.8	54.8	0.0	Section 8:	47.8	0.2 [#]		
2 Persons:	20.0	26.6	27.4	0.0	HOME TBRA:	0.0			
3 Persons:	9.8	23.4	10.5	0.0	Other:	15.6			
4 Persons:	4.0	12.3	4.0	0.0	No Assistance:	36.6			
5 Persons:	1.2	4.8	1.6	0.0					
6 Persons:	0.2	1.5	1.6	0.0					
7 Persons:	0.2	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

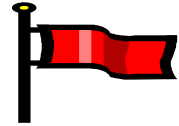
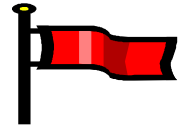
State: GA

Group Rank: 19
 (Percentile)

State Rank: 6 / 10 PJs

Overall Rank: 0
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	93.71	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	77.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	78.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.74	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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